

**REPORT TO THE
ILLINOIS GENERAL ASSEMBLY
BY THE ILLINOIS SPORTS FACILITIES AUTHORITY
MARCH 1, 2023**

Background

The Illinois Sports Facilities Authority (the “Authority”) is pleased to submit this report made in connection with renovations and repairs at Guaranteed Rate Field. This report is submitted pursuant to the requirements of the Illinois Sports Facilities Authority Act, as amended, particularly those provisions related to the development and implementation of minority and female business and employment programs. These programs represent goals established by the General Assembly related to construction.

Section 9(5) (“Section 9(5)”) of the Illinois Sports Facilities Authority Act, as amended, provides:

"In connection with the prequalification of general contractors for the construction of a new stadium facility or the reconstruction, renovation, remodeling, extension, or improvement of all or substantially all of an existing facility, the Authority shall require submission of a commitment detailing how the general contractor will expend 25% or more of the dollar value of the general contract with one or more minority business enterprises and 5% or more of the dollar value with one or more female business enterprises."

Section 9(5) (the “Section”) also requires the Authority to establish and maintain a program designed to promote equal employment opportunities which specifies the goals and methods for increasing participation by minorities and women in a representative mix of the job classifications required to perform the respective contracts. Finally, the Section requires the Authority to file an annual report with the General Assembly detailing its implementation of these statutory requirements.

In 2022, the Authority, in conjunction with the Chicago White Sox, completed repairs and renovations of Guaranteed Field as described below. The Authority had previously determined to apply the provisions of Section 9(5) to contract work at Guaranteed Rate Field. This report describes the nature of the renovation and repairs as well as the Authority's implementation of the requirements of the Act with respect to minority and female business enterprise contracting and employment practices during these projects.

Guaranteed Rate Field Renovations and Repairs

The Authority worked with the Chicago White Sox on a variety of capital repair and renovation projects during 2022. Many of the construction projects consisted of capital repairs including LED light upgrades, video surveillance improvements, security perimeter upgrades, elevator modernization, elevator/escalator

maintenance and upgrades, plumbing, HVAC, kids zone sprinkler replacement, EM system modification, scoreboard control room upgrades, scout lounge precast panel replacement, sod replacement, DSP upgrade, seats for scout lounge and club level, concession stand shutter replacement, outfield wall pads, stadium club walk-in cooler, flooring and ceiling replacement in scout lounge, security perimeter upgrade engineer, HVAC engineer, plumbing engineer, and structural engineer.

The Authority with the Chicago White Sox entered into multiple contracts with trade contractors to perform the work described above. Bidders were required to provide information during the bid and selection process that demonstrated how they would meet the requirements of Section 9(5).

The dollar value of the trade contracts for non-specialized work awarded and completed during 2022 for projects \$25,000 and above was \$4,972,804. The participation goals were 25.00% MBE and 5.00% WBE. Actual average participation was 28% MBE and 15% WBE. The breakdown of MBE/WBE participation by project was as follows:

**MBE/WBE Participation - With CWS Trade Billings
Calendar Year 2022**

Project	Contract Value	MBE Participation			WBE Participation		
		MBE Proposed Participation	MBE %	MBE \$	WBE Proposed Participation	WBE %	WBE \$
Elevator/Escalator Maintenance	\$ 160,739.57	25%	28.4%	\$ 45,708.56	5%	11.6%	\$ 18,700.06
Video Surveillance Maintenance and Consulting	\$ 418,955.49	25%	100.0%	\$ 418,955.49	5%	0.0%	\$ -
HVAC - Air Handling Units PXI	\$ 399,236.00	25%	28.5%	\$ 113,635.00	5%	25.3%	\$ 100,846.00
Kids Zone Sprinkler Replacement	\$ 26,475.00	25%	0.0%	\$ -	5%	0.0%	\$ -
Waste/Vent Piping Phase X	\$ 156,364.52	25%	25.6%	\$ 40,000.00	5%	3.5%	\$ 5,495.00
Leak Repairs	\$ 81,546.18	25%	0.0%	\$ -	5%	0.0%	\$ -
EM System Modification	\$ 233,644.16	25%	100.0%	\$ 233,644.16	5%	0.0%	\$ -
Elevator Modernization Phase I	\$ 636,389.84	25%	7.8%	\$ 49,434.00	5%	13.5%	\$ 85,780.00
Security Perimeter Upgrades PIV	\$ 897,134.00	25%	0.0%	\$ -	5%	7.5%	\$ 67,590.00
LED Lighting Upgrades PV	\$ 147,146.00	25%	0.0%	\$ -	5%	100.0%	\$ 147,146.00
Precast Panel Removal Scout Lounge	\$ 155,043.01	25%	6.0%	\$ 9,316.00	5%	28.4%	\$ 44,074.80
Scoreboard Control Room Upgrades PIV	\$ 739,293.06	25%	20.4%	\$ 150,989.62	5%	0.0%	\$ -
Scoreboard Control Room Upgrades Consultant	\$ 62,639.69	25%	0.0%	\$ -	5%	0.0%	\$ -
HVAC Engineer	\$ 30,075.74	25%	100.0%	\$ 30,075.74	5%	0.0%	\$ -
Waste/Vent Piping Engineer	\$ 26,427.12	25%	100.0%	\$ 26,427.12	5%	0.0%	\$ -
Structural Engineer Retainer	\$ 33,928.59	25%	0.0%	\$ -	5%	0.0%	\$ -
Security Perimeter Upgrades Consultant	\$ 63,508.65	25%	0.0%	\$ -	5%	0.0%	\$ -
Security Perimeter Upgrades Civil Engineer	\$ 58,168.86	25%	0.0%	\$ -	5%	0.0%	\$ -
Purchase of LED Lights	\$ 219,460.69	25%	0.0%	\$ -	5%	100.0%	\$ 219,460.59
LF and CF Sod Replacement	\$ 104,600.00	25%	0.0%	\$ -	5%	0.0%	\$ -
CLC DSP Upgrade	\$ 33,551.34	25%	0.0%	\$ -	5%	0.0%	\$ -
Install 7 Concession Stand Shutters	\$ 53,140.26	25%	0.0%	\$ -	5%	0.0%	\$ -
Scout/Club Level Seat Replacement	\$ 107,718.36	25%	0.0%	\$ -	5%	0.0%	\$ -
Outfield Wall Pads Material Purchase	\$ 56,792.00	25%	0.0%	\$ -	5%	0.0%	\$ -
New Walk-In Cooler Stadium Club	\$ 56,063.71	25%	0.0%	\$ -	5%	0.0%	\$ -
Scoreboard Control Room Baseball Scoring System	\$ 55,335.00	25%	0.0%	\$ -	5%	0.0%	\$ -
Scout Lounge LED Lighting	\$ 75,969.00	25%	0.0%	\$ -	5%	100.0%	\$ 75,969.00
Scout Lounge/SCR Office Flooring Replacement	\$ 130,871.90	25%	0.0%	\$ -	5%	0.0%	\$ -
Scout Lounge/SCR Office Ceiling Replacement Materials	\$ 66,628.24	25%	0.0%	\$ -	5%	0.0%	\$ -
Scout Lounge Ceiling Replacement Install	\$ 42,313.00	25%	0.0%	\$ -	5%	0.0%	\$ -
CWS Trade Billing Engineer	\$ 30,432.72	25%	0.0%	\$ -	5%	0.0%	\$ -
CWS Trade Billing Painter	\$ 42,573.69	25%	100.0%	\$ 42,573.69	5%	0.0%	\$ -
CWS Trade Billings Electrician	\$ 69,054.44	25%	100.0%	\$ 69,054.44	5%	0.0%	\$ -
CWS Trade Billings Carpenter	\$ 68,656.79	25%	0.0%	\$ -	5%	0.0%	\$ -
CWS Trade Billings Plumber	\$ 172,264.93	25%	100.0%	\$ 172,264.93	5%	0.0%	\$ -
Total Value MBE/WBE	5,712,142		25%	\$ 1,402,078.75		13%	\$765,061.45
Proprietary Systems/Sole Source Contracts	(739,337)						
	4,972,804		28%	\$ 1,402,078.75		15%	\$765,061.45

Please contact me with any questions regarding the information above.

Respectfully submitted,



Francis Bilecki
Chief Executive Officer
Illinois Sports Facilities Authority